

DRAFT
Zoning Commission
June 9, 2021 – Meeting Minutes

Commissioners Present:

Will Northern, Chair, District 1
Wanda Conlin, Vice-Chair, District 8
Willie Rankin Jr., District 2
Beth Welch, District 3
Jesse Gober, District 4
Rafael McDonnell, District 5
Sandra Runnels, District 6
John Aughinbaugh, District 7
Kimberly Miller, District 9

Commissioners Absent:

None

Staff Members Present:

DJ Harrell, Director of Development Services
Stephen Murray, Acting Planning Manager
Sevanne Steiner, Acting Planning Manager
Monica Lafitte, Senior Planner
Brett Mangum, Senior Planner
Sarah Bergman, Planner
Sandra Barraza, Planning Assistant
Andre Duncan, Planning Assistant
Justin Newhart, Historic Preservation Officer
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney

I. PUBLIC HEARING – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

A. CALL TO ORDER

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, June 9, 2021.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MAY 12, 2021.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that the minutes of the Zoning Commission meeting of May 12, 2021 be approved. Motion passed 7-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

Commissioner Welch joined the meeting at 1:08pm.

C. NEW CASES

1. ZC-20-155 EHAR FALLAH

3801 Euless South Main Street (1.336 ac.) CD From: “F” General Commercial To: “R2” Townhouse/Cluster

Jim Dewey appeared before the Commission in support of ZC-20-155.

The following people spoke in support of this request: Ehab Fallah

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-20-155 be Approved. Motion passed 8-0.

Commissioner Miller joined the meeting at 1:15pm.

**2. ZC-21-066 NEWPAD BUILDING COMPANY LLC
5909 & 5907 Montague Street (0.1504 ac.) CD 5 From: “A-5” Single Family Residential
To: “UR” Urban Residential**

Cooper Conger appeared before the Commission in support of ZC-21-066.

The following people spoke in support of this request: Jake Thomas, Bob Williams

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Runnels, that ZC-21-066 be Denied with Prejudice. Motion passed 7-2 with Commissioners Northern and Gober voting in opposition.

**3. ZC-21-067 FW I-35 LOGISTICS CENTER LLC
2600 Graham Cracker Drive (9.3335 ac.) CD 7 From: “I” Light Industrial To: “K”
Heavy Industrial**

This case was withdrawn by the applicant. No public hearing was held.

**4. ZC-21-068 FORT WORTH INDEPENDENT SCHOOL DISTRICT
4865 Briar Haven Road (5.987 ac.) CD 3 From: “A-5” Single Family Residential To:
“CF” Community Facilities**

This case will be heard by City Council on June 15th

Mike Naughton appeared before the Commission in support of ZC-21-068.

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-068 be Approved. Motion passed 9-0.

**5. ZC-21-069 VERITEX COMMUNITY BANK, A TEXAS STATE CHARTERED
BANK 2800 W. 7th Street (0.4578 ac.) CD 9 From: “F” General Commercial To: “MU-
2” Mixed-Use**

Darin Norman appeared before the Commission in support of ZC-21-069.

The following people spoke in support of this request: Brandon Schubert, Cody Brewer, Jake Thomas

The following correspondence was submitted in support of this request: 2 letters, Cultural District Alliance, Linwood NA

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, that ZC-21-069 be Approved. Motion passed 9-0.

6. ZC-21-070 RENAISSANCE SQUARE LLC
2624 East Berry Street (1.327 ac.) CD 8 Request: Add Conditional Use Permit (CUP) PD 720 Planned Development for “E” Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area to allow an automatic carwash facility; site plan included.

Sheelah Taylor appeared before the Commission in support of ZC-21-070 and requested a 30-day continuance for this item.

The following correspondence was submitted in opposition of this request: The New Mitchell Boulevard NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-21-070 be Continued for 30 days. Motion passed 9-0.

7. ZC-21-071 WCJ CHERRY LN LTD
Generally bounded by Calmont Avenue, Bonnie Drive, Slocum Avenue, and Cherry Lane (34.165 ac.) CD 3 From: “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “I” Light Industrial with NASJBR APZ I & II Overlay To: “A-5” One-Family, “R1” Zero Lot Line/Cluster, “R2” Townhouse Cluster with NASJBR APZ I & II Overlay

Sam Knight appeared before the Commission in support of ZC-21-071.

The following people spoke in support of this request: Gage Yager

The following people spoke in opposition of this request: Julie Tupper, Raymond Tupper

The following correspondence was submitted in opposition of this request: 2 letters

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, that ZC-21-071 be Approved for the “western section” of the property and Denied for the “eastern section” of the property, as described in the staff report. Motion passed 9-0.

8. ZC-21-072 HAWKINS FAMILY JOINT VENTURE
10200-10400 blocks of Old Cleburne Crowley Junction Road (12.512ac.) CD 6 From: “CF” Community Facilities To: “A-5” One-Family

Casey Stevenson appeared before the Commission in support of ZC-21-072.

The following people spoke in support of this request: Jake Thomas

Motion: Commissioner Runnels made a motion, seconded by Commissioner Conlin, that ZC-21-072 be Approved. Motion passed 9-0.

9. ZC-21-073 WESTPORT PARK NO. 19 LTD

3650 Elizabethtown Cemetery & 14998 N Beach Street (5.518 ac.) CD 7 From: "AG" Agriculture To: "K" Heavy Industrial

Kole Weber appeared before the Commission in support of ZC-21-073.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-073 be Approved. Motion passed 9-0.

10. ZC-21-074 MARGUERITE DANIEL, ESTATE OF MARC B. SMITH

7100 block John T. White Road; 1000 Block of Williams Road (12.333 ac.) CD 5 From: "ER" Neighborhood Commercial Restricted To: "CF" Community Facilities

Justin Light appeared before the Commission in support of ZC-21-074 and requested a 30-day continuance of this item to allow with additional conversation with surrounding owners.

The following people spoke in support of this request: Pat Hawkins, Ruben Saavedra

The following people spoke in opposition of this request: Carol Merchant, Dave Fulson, James Hook

The following correspondence was submitted in opposition of this request: 12 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-074 be Denied. Motion passed 9-0.

11. ZC-21-075 VERTEX ASSET PARTNERS, LP

3001 & 3045 S Riverside Drive (13.89 ac.) CD 8 From: "PD 760" Planned Development for all use in "I" Light Industrial, excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waived. To: Amend "PD 760" Planned Development for all use in "I" Light Industrial plus miniwarehouses including outdoor sales, rental and storage including yards, contractors, lumber or storage, automobiles, equipment, storage yards & containers, building materials excluding certain uses with development standards, site plan waiver requested.

Justin Light appeared before the Commission in support of ZC-21-075.

The following correspondence was submitted in support of this request: 3 letters, Historic Morningside NA, Belmont NA, The New Mitchell Boulevard NA, Glencrest Civic League, United Communities Association, Vicki Lane-Bowie Street Homeowners & Tenants Association

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, that ZC-21-075 be Approved. Motion passed 9-0.

12. ZC-21-076 HAYCO REALTY LTD

5200-5400 Ten Mile Bridge Road (33.883 ac.) CD 2 From: “C” Medium Density To: “PD/C” with development regulation standards for fences and a waiver to MFD submittal; site plan included

Justin Light appeared before the Commission in support of ZC-21-076 and requested a 30-day continuance for this item.

The following people spoke in support of this request: Josh Eadie, Jake Thomas

The following correspondence was submitted in opposition of this request: 4 letters

The following correspondence was submitted regarding this request, not expressing support or opposition: 3 letters

Motion: Commissioner Rankin made a motion, seconded by Commissioner Conlin, that ZC-21-076 be Continued for 30 days. Motion passed 9-0.

13. ZC-21-077 CITY OF FORT WORTH

2500 N. Houston Street (1.01 ac.) CD2 Request: Add Conditional Use Permit for stockyard/pens in “SY-ENX-55” - Stockyards District

Justin Newhart appeared before the Commission in support of ZC-21-077.

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner Rankin made a motion, seconded by Commissioner Runnels, that ZC-21-077 be Approved. Motion passed 9-0.

Meeting adjourned: 3:42 p.m.

6/9/21

Stephen Murray, Zoning Administrator
Development Services Department

Will Northern, Chair